



mid michigan
COMMUNITY
Action

"Helping People. Changing Lives"

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June 4, 2007

Chad Benson
MSHDA
735 E. Michigan Ave.
P.O. Box 30044
Lansing, MI 48909

Dear Mr. Benson,

I am writing on behalf of the low-income residents in the mid-Michigan area to strongly encourage the Michigan State Housing Development Authority (MSHDA) to continue and/or expand funding for housing people who are homeless. As a local provider of homeless programs and other emergency services directed towards low income families, we see first hand the needs of our customers. We utilize multiple sources of funding, including MSHDA support, to serve hundreds of homeless customers each year.

We ask for your favorable approval of the following recommendations in your Qualified Allocation Plan:

- Increase the supportive housing set-aside from 15% to 25% of the total allocation credit.
- Determine eligibility and award supportive housing set-aside credits.
- Increase the minimum percentage of supportive housing units from 25% to 33% to qualify for the supportive housing set-aside.
- Provide additional incentive for developers to include supportive housing units in non-set-aside projects.
- Establish or revise the criteria and selection process for the Tax Credit Application Addendum III, including ranking or prioritizing all project applications to the supportive housing set-aside.
- Continue to exempt Supportive Housing units from the 110% of the HUD 221 (D)(3) mortgage limit of \$90,000 per unit.
- Maintain or increase the preservation set-aside.
- Require all tax credit projects to include a percentage of units at or below 30% AMI.

All of the above items support our ability to ensure the "housing first" philosophy for our homeless customers. It is of utmost importance that MSHDA continue to provide the necessary financial and program support to assist our homeless families in accessing safe and affordable housing. Thank you in advance for your favorable consideration of this request.

Sincerely,

Gary W. Gilbert, CEO

Serving the
Counties of Bay,
Clare, Gladwin,
Mecosta, Midland
and Osceola
since 1966